



# House of Representatives

General Assembly

**File No. 256**

February Session, 2002

House Bill No. 5106

*House of Representatives, April 2, 2002*

The Committee on Planning and Development reported through REP. DAVIS of the 50th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

## **AN ACT CONCERNING FAIR HOUSING MARKETING PLANS AND ADMISSION TO ELDERLY AND CONGREGATE HOUSING.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-37ee of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2002*):

3 (a) Each entity participating in any program administered by a  
4 housing agency, as defined in section 8-37aa, under this title shall have  
5 an affirmative duty to promote fair housing in each housing  
6 development that is assisted or supervised under any provision of this  
7 title.

8 (b) Any entity applying for financial assistance under any program  
9 administered by a housing agency established by this title shall submit  
10 an affirmative fair housing marketing plan to such housing agency for  
11 its approval. Such plan shall have provisions for recruitment of an  
12 applicant pool that includes residents of municipalities of relatively

13 high concentrations of minority populations. The housing agency shall  
 14 periodically provide a listing to the entities of such municipalities. The  
 15 housing agency shall periodically review each plan to assure that to  
 16 the extent practicable such an applicant pool is created and may  
 17 require that a plan be revised by the entity submitting it.

18 (c) Subject to the provisions of subsection (b) of this section, any  
 19 entity that owns housing for elderly persons pursuant to section 8-114a  
 20 or congregate housing for the elderly pursuant to section 8-119h, shall  
 21 be permitted to admit applicants to such housing based solely on the  
 22 time and date of application, provided (1) the entity does not give any  
 23 residency preference to applicants who reside in the town in which the  
 24 housing is located, (2) the entity permits applications to be filed by  
 25 mail and not only in person, (3) when the entity initially opens or  
 26 subsequently reopens the waiting list for the housing, it provides that  
 27 all applications received during an initial time period will be assigned  
 28 an order by lottery so as not to provide any geographic advantage to  
 29 applicants, and (4) the entity complies with all other requirements of  
 30 the affirmative marketing plan and of the applicable affirmative  
 31 marketing regulations of the Department of Economic and Community  
 32 Development.

This act shall take effect as follows:	
Section 1	October 1, 2002

**HSG**      *Joint Favorable C/R*

PD

**PD**      *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

### **OFA Fiscal Note**

#### **State Impact:**

<b>Fund-Type</b>	<b>Agency Affected</b>	<b>FY 03 \$</b>	<b>FY 04 \$</b>
GF - Cost	Econ. & Com. Development, Dept.	50,000	50,000

Note: GF=General Fund

#### **Municipal Impact:**

<b>Effect</b>	<b>Municipalities</b>	<b>FY 03 \$</b>	<b>FY 04 \$</b>
Savings	Housing Authorities	Potential Minimal	Potential Minimal

### **Explanation**

This bill sets conditions under which entities that operate elderly or elderly congregate housing can admit applicants to such housing based solely on the time and date of the application.

Additionally, the bill requires housing agencies to periodically provide a listing of municipalities with relatively high concentrations of minority populations to entities applying for financial assistance.

It is anticipated that DECD will need to hire an additional staff person with an associated salary of approximately \$50,000, to administer the bill's affirmative fair housing plan requirements and agency regulations.

Passage of this bill could result in potential minimal savings to housing authorities. Smaller housing agencies may realize administrative savings because the first-come, first-serve elderly housing admission selection process is less burdensome than the current selection process.

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**OLR Bill Analysis**

HB 5106

***AN ACT CONCERNING FAIR HOUSING MARKETING PLANS AND  
ADMISSION TO ELDERLY AND CONGREGATE HOUSING*****SUMMARY:**

This bill sets conditions under which housing authorities, nonprofit organizations, and other entities operating state-funded elderly and elderly congregate housing projects can admit applicants based solely on the time and date of their application. An entity can do this only when it opens the waiting list for applications and:

1. gives no preference to people who live in the town where the project is located,
2. allows people to apply by mail,
3. precludes giving geographic preferences by assigning each application an order drawn by a lottery, and
4. complies with its affirmative marketing plan and the Department of Economic and Community Development's regulations.

Current regulations require entities to admit applicants based on a point system or lottery.

The bill also requires the state agencies funding all types of housing projects to periodically give the entities lists of towns with relatively high concentrations of minorities. By law, these entities must use the lists to prepare and implement the affirmative marketing plans required by law. The plans must show how they intend to recruit applicants from towns with relatively high concentrations of minorities.

EFFECTIVE DATE: October 1, 2002

**COMMITTEE ACTION**

Select Committee on Housing

Joint Favorable Change of Reference

Yea 9      Nay 0

Planning and Development Committee

Joint Favorable Report

Yea 17      Nay 0